

Landscape Report



PSERN-Education Hill
Redmond, WA.
LANDPLAN PS
Landscape Architects

Date: August 11, 2016/Updated Feb. 2017

Landscape Report

King County – PSERN; Education Hill

Audit Performed By: T. Shawn Parsons, L.A. – WA #307, LANDPLAN P.S.

A site visit was conducted on August 10 at the location of 10365 to perform a landscape audit. The purpose of the landscape audit is to document the condition of the existing landscape, evaluate if the existing vegetation that would be surrounding the proposed site development would meet the City of Redmond's Type 1 screening requirements.

I. Site Conditions

Overall Observations:

Established forest landscaping was evidenced throughout the site. The existing trees both to remain and requiring removal has been well documented on previously developed plans. Several well established conifers were evidence throughout the immediate vicinity of the proposed telecommunication structure. This site has good mature plant material throughout that can be retained where applicable.

Other supplemental plantings; shrubs, smaller conifers, and ground cover should be provided to supplement the lower forested canopy. Shrub would consist of native plant material such as sword ferns, Oregon grape, huckleberry, and vine maples. Salal would be a good choice as well for ground cover. Western red cedars trees could be added in a couple of strategic locations to insure 100% view obstruction. See accompanying Landscape plan that illustrates supplemental plant material that would meet Type 1 Landscape criteria.

The depth of forested areas is well established along the south and west of the subject property while the north side of the project provides a man-made buffering with the water towers and pump house. The east side of the subject property is the area most exposed and likely to be seen along public access roads and sidewalks.

II. Photographs of Site

Existing pump house northeast of project site. Mature vegetation along eastern fencing.





Views interior of site looking back at 172nd Ave. NE





Views interior surrounded with underlying vegetation and well established conifers.





Views from the perimeter east side looking in.





Majestic forest with towering second growth Pacific Northwest conifers.

III. Recommendations

The additional plantings will be provided primarily along the proposed project's east side and northeast areas to insure 80% sight-obscuring screening at the time of planting. Plants are to be 5 gal. container size or larger. Trees are to be minimum 10' in height. Please see Landscape plan (separate document) as part of this report.

IV. Certification

I, T. Shawn Parsons, certify that I have personally visited the site and professionally verified that the proposed development as depicted within the latest plan set developed by Camp Associates, February -2017 issue, along with the retained existing vegetation would meet or exceed the City of Redmond's Type 1 Landscape requirements, Option 3. The additional proposed trees, shrubbery, and ground cover would enhance the buffering and provide lower screening that the existing tall conifers are not necessarily providing to meet 80 % site-obscuring screen coverage requirement at time of planting.



T. Shawn Parsons, RLA WA - #307